

Killochries Fold & Sheraig Cottage

Kilmacolm | Inverclyde



Galbraith

A superb country house with separate cottage and shed in a beautiful sought after location.



Kilmacolm 2.5 miles | Glasgow Airport 11.5 miles | Glasgow 18 miles
(All distances are approximate)

Whole About 1.84 acres

Lot 1: Killochries Fold, Garage/Workshop and Walled Garden

2 Reception Rooms. 5 Bedrooms (2 en suite). Conservatory. Cloakroom/w.c. Kitchen. Shower Room.
Privately situated in mature grounds.
Walled garden.
Countryside views.

Lot 2: Sheraig Cottage and Shed

(Lot 2 is not available for sale separately).

Charming 1 bedroom cottage.
Large general purpose shed.
Shelter.

Whole Offers Over £825,000

Lot 1: Offers Over £615,000

Galbraith

7 Killoch Place | Ayr | KA7 2EA
T: 01292 268 181 | E: ayr@galbraithgroup.com

galbraithgroup.com





Situation

Killochries Fold is nestled in an enviable and private setting between Kilmacolm (2.5 miles) in Inverclyde and Bridge of Weir (about 3.7 miles) in Renfrewshire. Kilmacolm offers a range of services including healthcare, community centre and local amenities such as independent shops, eateries, a post office and a range of sporting facilities including a challenging 18-hole golf course. The village also has leisure facilities like sports clubs and is connected to public transport, with a local cycle path that was a former railway line. Bridge of Weir offers a range of services including a post office and a pharmacy. Recreational and community services feature a local visitor centre with bike and boat hire, golf clubs, and community events at "The Bridge" community hub. There are also a number of well-regarded restaurants. There are primary schools in both villages and secondary schooling is available at nearby Gryffe Academy in Houston and St Columba's Independent School in Kilmacolm.

Kilmacolm is a short drive away from the Johnstone bypass which links up with the M8 motorway and connects to Glasgow Airport, Paisley, Braehead Shopping Centre and Glasgow City Centre. There is a regular bus service to Glasgow and there are main line rail links at Langbank (6.4 miles) and Johnstone (7.2 miles). Glasgow Airport offers domestic and international flights.



For the outdoor enthusiast there are many good walks around the surrounding scenic countryside and the Sustrans cycle track leads to many other parts of central Scotland. Angling is available with fishing permits at Knapps Loch and River Gryffe. Castle Semple Loch offers inland sailing and the Firth of Clyde has excellent chandlery and marina services at Inverkip, Largs and Ardrossan as well as some of the country's most scenic and enjoyable coastal sailing.

Description

Lot 1: Killochries Fold, Garage/Workshop and Walled Garden

Killochries Fold was built in 1994 of a timber frame design, finished with white render and a slate roof. It sits amid mature well stocked gardens with an abundance of mature trees, and year-round colour from the various plants and flowers, there is a charming walled garden at the front of the property along with a large garage/workshop and ample parking in the stone chipped drive.

In more detail Killochries Fold comprises an impressive reception hall with woodburning stove, French doors opening to the garden and a bespoke oak staircase with galley landing. The living room is flooded with light from the triple aspect and bay windows and boasts an open fire with marble fireplace, attractive cornice and doors to the conservatory. The conservatory overlooks the front elevation and is wired for the speaker system which is also piped into the other principal rooms. The sitting room has an open marble fireplace and also allows access to the conservatory. There is one downstairs bedroom or study, a cloakroom/w.c. and a large dual aspect kitchen has a white AGA, Belfast style sink, fitted floor and wall mounted units, integrated dishwasher and microwave and electric one plate cooker, maple worktops and tiled flooring. The utility room is fitted with wall and floor units and provides access to the garden. The beautifully crafted oak staircase rises to the first floor where there is a guest bedroom with bay window and en suite bathroom with w.c., wash hand basin and shower cubicle. The master bedroom has fitted wardrobes, a bay window and lovely en suite bathroom fitted with Vernon Tutbury sanitaryware. There are two other bedrooms both with built-in storage and a shower room with built-in steam room setting. Additional benefits of the property include a built-in Linn hi-fi system with speakers including deck speakers can play music throughout the house and can be linked from your phone or a hi-fi system, together with a Genvex heat exchanger and air circulation system as well as Oil-fired central heating system.





Bedroom



En Suite

Garden

The expansive garden grounds surrounding Killochries Fold are well-stocked with a variety of mature trees, shrubs and flowers ensuring year-round colour. The private and sheltered rear garden has a large patio for entertaining, an area of lawn and steps to a pathway around the upper woodland area, well stock with a vast variety of mature trees, shrubs and flowers. In front of the house a stone chipped driveway provides parking for several cars and leads to a walled garden set out in beds for the gardening enthusiast.

Lot 2: SHERAIG Cottage, General Purpose Shed and Open Shelter (Lot 2 is not available for sale separately).

Sheraig Cottage is a charming stone-built cottage with a slate roof. It comprises a large open plan living, dining kitchen space with mezzanine above, a double bedroom and bathroom. There is an attached greenhouse with access to the garden. Exposed stone walls, wooden flooring and sash and case windows enhance the rustic elegance and character of the cottage. There is a wood-burning stove set in the living room area and a glazed door to a sheltered patio.

Killochries Fold accompanied by SHERAIG Cottage offers a rare level of flexibility and appeal. This arrangement is perfectly suited to modern multi generational living, allowing family members to enjoy independence while remaining close at hand. Equally, the cottage provides an excellent solution for visiting guests, a private home office or studio, or potential ancillary income. Combined with the general purpose shed and the tranquillity of this highly sought after rural setting, the property presents a superb opportunity to enjoy a versatile and enriched country lifestyle.

Accommodation

Killochries Fold:

Ground Floor: Reception Hall. Sitting Room. Living Room. Conservatory. Bedroom. Kitchen. Cloakroom/w.c.

First Floor: 4 Bedrooms (2 en suite). Shower Room.

Sheraig Cottage:

Ground Floor: Open Plan Living Space. Dining Kitchen. Bedroom. Bathroom. Attached Greenhouse.

Mezzanine level.



Cottage Interior



Cottage Greenhouse



Lot 2



Garage/Workshop (About 11.17m x 5.55m)

A stone and slate double garage with attached workshop with mezzanine office/storage area (5.57m x 4.15m widest point). Electric and power.

Garden Shed (About 3.18m x 2.31m)

Stone and slate.

General Purpose Shed (About 17.8m x 17.71m)

Wooden slatted sides with roller door, corrugated roof, sand floor.

Green House (About 3.48m x 2.91m)

General Remarks and Information

Tenure

Freehold

Council Tax

Band H

EPC

D55

Services

Mains water and electricity | Private drainage (septic tank) | Oil and electric heating
FTTP (Fibre to the Premises) | Mobile Signal

Access

If Lot 1 is sold separately, a right of access will be granted from A - B on the site plan.

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/>
There is no history of flooding at the property.

Directions

From Bridge of Weir take the B786 (signposted for Lochwinnoch) onto Torr Road. At the T junction turn right onto Stepends Road and drive for 1.1 miles and turn left onto an un-named road. After about 0.22 of a mile, Killochries Fold is on the left hand side.



slamming.syndicate.padding



Post Code: PA13 4TE



Solicitors

Harper Macleod, The Ca'd'oro, 45 Gordon Street, Glasgow, G1 3PE

Local Authority

Inverclyde Council, Municipal Buildings, 24 Clyde Square, Greenock, Inverclyde, PA15 1LY

Fixtures And Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

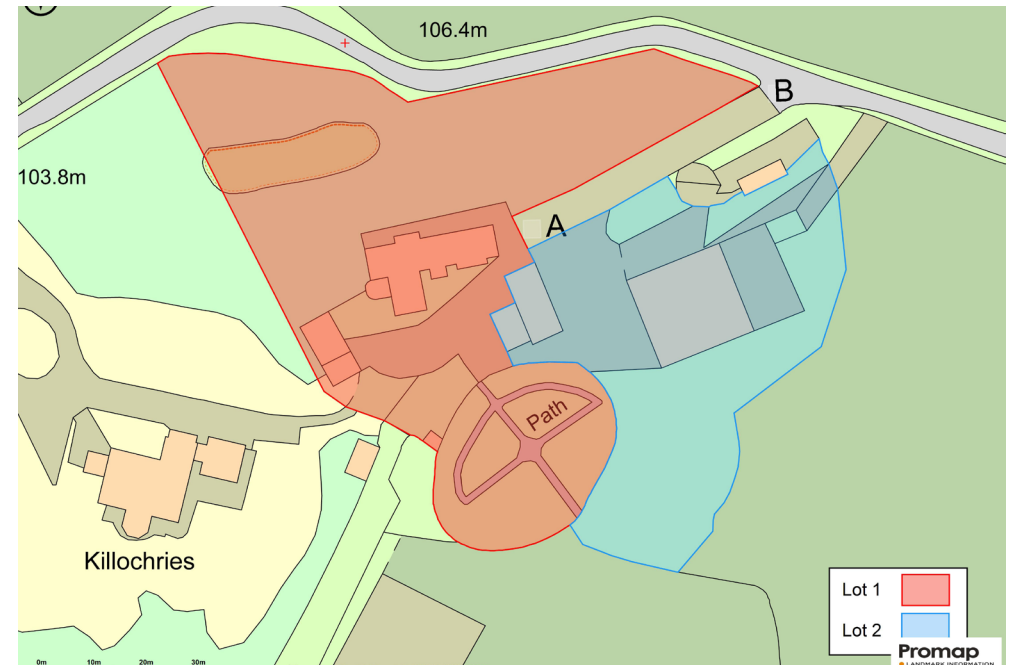
Strictly by appointment with the Selling Agents.

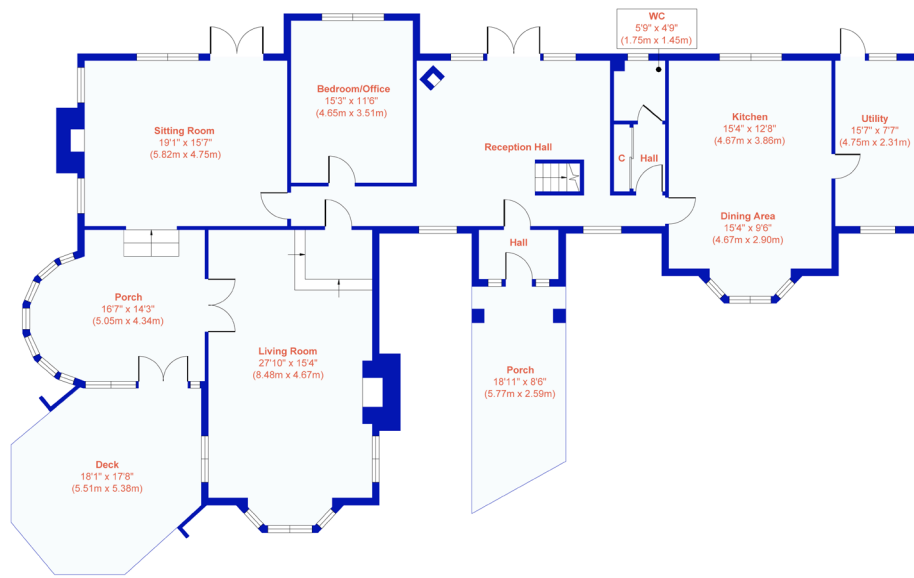
Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

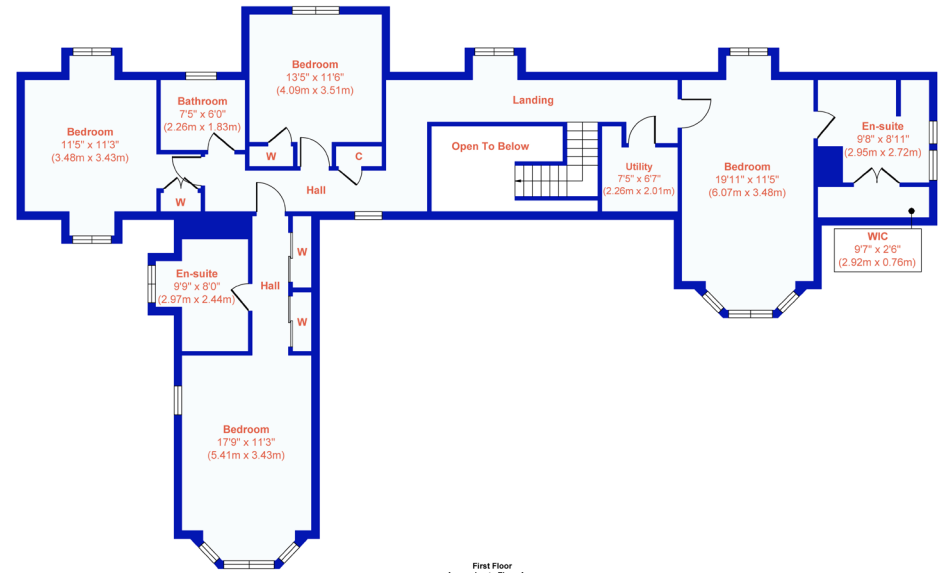
IMPORTANT NOTES:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2026.





Ground Floor
Approximate Floor Area
2027 sq. ft.
(188.31 sq. m)

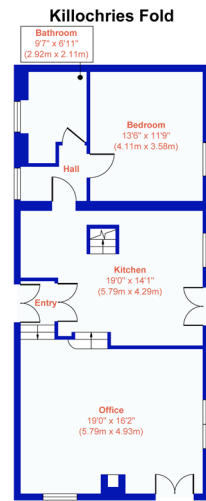


First Floor
Approximate Floor Area
1344 sq. ft.
(124.86 sq. m)

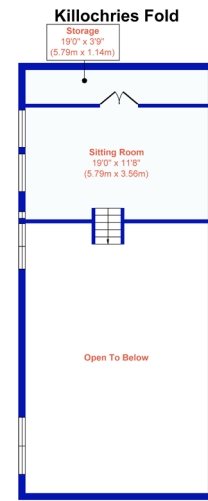
Approx. Gross Internal Floor Area 7690 sq. ft / 714.39 sq. m (Including Garage/Outbuilding)

Illustration for guidance only, measurements are approximate, not to scale.
Produced by Elements Property

The Cottage



Cottage Ground Floor
Approximate Floor Area
826 sq. ft.
(77.66 sq. m)



Cottage First Floor
Approximate Floor Area
302 sq. ft.
(28.05 sq. m)

Approx. Gross Internal Floor Area 7690 sq. ft / 714.39 sq. m (Including Garage/Outbuilding)

Illustration for guidance only, measurements are approximate, not to scale.
Produced by Elements Property



Galbraith